

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: May 17, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Steve Petersen, Commissioner

Staff Members: Brooke Zurek, Planner.

Call to Order

Mr. Julian called the special meeting to order at 7:08 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, absent; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 06-05 Carlstrom Residence, 650 S. Grove (Historic) Public Hearing
Petitioner: Jim Carlstrom, Owner

The applicant recieved approval of a Certificate of Appropriateness for alteration to a non-contributing property in the H Historic Preservation Overlay District on April 27, 2006. The petitioner will add a second story addition to the existing house. A condition of approval is that the petitioner brings back final details to be approved by the Commission.

Commissioner Plummer entered the meeting at 7:09 p.m.

Mr. Carlstrom addressed the comments made by the ARC at the last public hearing. He listed the changes made and noted he would like to discuss with the ARC the proposed trim details as well as the light fixtures on the front porch.

Mr. Julian asked Ms. Zurek if all of the other standards have been met.

Ms. Zurek stated that only the items listed in the staff report were conditions that need approval from the ARC.

Ms. Troy brought up the issue of the use of clad windows.

Mr. Julian said that under certain conditions that clad windows may be used.

Mr. Carlstrom stated that he already ordered all wood Marvin windows.

Discussion was heard on the dormer return details.

Drawings of the dormer returns were presented. The Commission found the plans to be acceptable.

The following conditions were noted during discussion:

1. Marvin Ultimate Series all wood windows shall be used throughout the project.
2. The dormers shall be built per the "dormer details" presented at the ARC meeting on Wednesday, May 17, 2006.
3. Instead of placing the wall mounted light fixture next to the front door, there shall be a hanging light fixture centered over the door and two matching ceiling mounted light fixtures centered between the columns on the front porch.

ARC 06-05 Carlstrom Residence, 621 S. Grove (Historic) Public Meeting
Petitioner: Jim Carlstrom, Owner

The applicant is seeking an amendment to the COA to resolve differences in the approved plans and the actual construction of the single family house.

Mr. Carlstrom gave an overview of how to ameliorate the differences between the approved plans and the actual construction:

1. The grill in the oval window will be removed per ARC's suggestion at the last meeting.
2. Black $\frac{3}{4}$ " strips can be applied to the board skirting to give the appearance of having spaces.
3. Two-over-one windows can be used for the bay window on the south elevation.
4. A sample picture of the hanging light fixture for the front porch has been brought to the ARC.
5. Brackets will be added to the structure on the north elevation.

Mr. Julian asked for comments from the ARC.

The ARC finds that # 1, #4, and #5 are acceptable as presented.

Ms. Troy, Mr. O'Donnell, and Mr. Coath prefer to see no change made to the skirting rather than having black strips.

Mr. Coath would like the parting rail on the bay window to be thickened to $\frac{5}{4}$ ".

Mr. Carlstrom agreed.

Mr. Julian would rather the skirting be fixed than any other detail that has been brought forward.

Mr. O'Donnell explained that the skirting may be extremely expensive to correct.

Mr. Petersen added that he is not that concerned with the skirting because the landscaping will cover it. He is more concerned with the casement window proposed.

Ms. Plummer added that she is also more concerned about the window than the skirting.

There is a consensus from the ARC that the two-over-one window is acceptable.

ARC 06-11 Carter Residence, 240 W. Lake (Historic) Public Hearing

Petitioner: Kevin Carter, Owner; Len Kutyla, Architect

The applicant is seeking approval of a Certificate of Appropriateness for an addition to contributing single family house in the H Historic Preservation Overlay District. The petitioner plans remove a portion of the rear of the house and to build a two (2) story addition and a one (1) story sun room on the rear of the home. The applicant is also seeking approval for the construction of a three (3) car garage in the Historic Preservation Overlay District.

This meeting is a continuation of a public hearing.

Mr. Julian asked the Commissioners to give their report from the site visit.

Mr. Coath stated that early alterations to the house were made to the rear of the house. Two porch additions were added to the east side and to the west side. At a later date, they were filled in. All of the material is historic and has been there for a very long time.

Mr. O'Donnell believes that at least one porch had been added and filled in. He is not sure if the additions are structurally sound.

Mr. Julian asked if the rear gabled end wing is original or an addition.

Mr. Coath said it is original.

Discussion was heard over the loss of historic material.

A motion was passed by the ARC that finds that the material proposed to be removed in the rear to be historic, but not significant.

A discussion was heard over the use of photographs of existing details in lieu of providing drawings.

The Commission agreed that the use of photographs is acceptable. However, a condition shall be that if it is not possible to match the new materials to the existing materials, the details shall be brought back to the ARC for approval.

The ARC asked that the petitioner explore more options for the house and garage before the petition will be approved.

The following comments were made by the ARC:

1. The petitioner shall explore options for reducing the roof mass in the rear to provide for differentiation between old and new work.
2. The petitioner shall explore options for holding back the west exterior wall of the addition a minimum of 1 foot from original west exterior wall to distinguish the original house from the addition.
3. The petitioner shall explore options for the overhead garage doors.
4. The petitioner shall provide plans for the garage that show a stone veneer (matching the house) that will hide the foundation as the grade drops in the rear of the property.

ARC 06-16 Market Center South Master Sign Plan, 200 North Hough Street (Non-Historic) Public Meeting

Petitioner: Nadine Rosch, La Maison Francaise

The petitioner is requesting approval of a Master Sign Plan. The plan included adding two awnings to the business of La Maison Francaise. Only one awning will have signage. No other signs are proposed.

Mr. Julian asked staff for a report.

Ms. Zurek explained that by code, the awning containing signage shall only display the name of the occupant and/or logo. The words, "France", "Italy", and "Morocco" shall be omitted from the awning signage. Also, she recommended that the ARC review the colors and material of the awning.

The ARC was satisfied by the colors proposed.

Mr. Julian asked if acrylic material is acceptable.

Ms. Zurek explained that it is acceptable in the B-4 District.

Mr. Petersen made a motion to approve ARC 06-16 with conditions described by staff. Ms. Plummer seconded the motion.

Aye: Petersen, Coath, Plummer, O'Donnell, Troy, Julian. Nay: None. Motion carried.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. Coath seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 10:15 pm

Respectfully submitted,

Brooke Zurek
Planner

John Julian III, Chairperson
Architectural Review Commission